



SDMS Doc ID 2042705



## MEMORANDUM

To: Rachel Loftin, EPA Region IX  
From: Mitchell K. Middagh, URS Consultants, Inc.  
Subject: Completed Work  
cc: Celeste Temple, EPA Region IX

Attached is the following completed:

PA: ☐ PA Review: ☐ SSI: ☐ LSI: ☐ SIRE: ☐

Other: PA Action Memorandum

Latitude: 37° 55' 51" N ✓  
Longitude: 122° 21' 35" W ✓

Site Name: Pool Covers, Inc. (4283) WL

EPA ID#: CAD983616954

City, County: Richmond, Contra Costa County

State Recommendation:  
(for reviews only)

For EPA Use Only

CERCLIS Lead: F

PA 1 Complete

NRAP 6-5-92

6-5-92



(4105)

**Purpose: CERCLA Preliminary Assessment  
Action Memorandum**

**Site: Pool Covers, Inc.  
834 Ohio Avenue  
Richmond, California  
Contra Costa County**

**Site EPA ID Number: CAD983616954**

**URS Investigators: Alana L. Lee  
Chris A. Nelson**

**Date of Inspection: March 26, 1992**

**Report Prepared By: Alana L. Lee** *Alana L. Lee*

**Report Reviewed By: Kenyon A. Larsen**

**Review/Concurrence:** *Kenyon A. Larsen*

**Report Date: June 4, 1992**

**Submitted To: Rachel Loftin  
EPA Region IX  
Work Assignment Manager**



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## ***Introduction***

The U.S. Environmental Protection Agency (EPA), Region IX, under authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) has tasked URS Consultants, Inc. to conduct a Preliminary Assessment (PA) of the Pool Covers, Inc. facility in Richmond, Contra Costa County, California.

The purpose of this PA Action Memorandum is to review existing information on the site and its environs to assess the threat(s), if any, posed to public health, welfare, or the environment and to determine if further investigation under CERCLA/SARA is warranted. The scope of the PA includes the review of information available from federal, state, and local agencies, and performance of an on-site reconnaissance visit.

The Pool Covers facility was identified as a potential hazardous waste site by EPA and entered into the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database on February 18, 1992, because of the suspected nature of the pool industry.

## ***Site Description***

The Pool Covers, Inc. (Pool Covers) site is located at 834 Ohio Avenue in the city of Richmond, Contra Costa County, California (see Appendix A, Site Location Map). The geographic coordinates of the Pool Covers site are 37° 55' 57" North latitude and 122° 21' 35" West longitude; Township 1 North, Range 5 West (1).

Pool Covers manufactures, patches, and installs pool covers. The 20,000 square-foot concrete brick warehouse includes administrative offices, product storage areas, a wood cutting room, a wood staining (spray) room, and a parking garage. Pool Covers uses approximately 65 gallons of Sun Frog - deck sealer, which contains distillate and refined oil. A maximum of 10 gallons (two, 5-gallon buckets) of Sun Frog deck sealer is stored in a trunk-like chest in the wood staining (spray) room. No liquid residues are left in the containers before disposing in the garbage dumpster. No air permits are required by the Bay Area Air Quality Management District (2). The air filters in the spray room have been changed three times in the last 18 months (3). Small quantities of epoxy, adhesives, and methyl ethyl ketone (MEK) are stored on shelves in the warehouse. MEK is carried with the pool cover installers in one-pint containers and used to clean pool covers off-site (2).

The current owner is Mr. Bill Pickens, who purchased the property in October 1988 from the Young family. The previous owners of the site leased the property to a tire retreading company for 12 to 15 years (2).

## ***Issue under Consideration***

The purpose of this PA Action Memorandum is to document that the Pool Covers site does not appear to generate or handle hazardous wastes at the Richmond, California facility.

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## ***Summary of Preliminary Assessment Activities***

Initial PA activities performed include contacting local, state, and federal regulatory agencies, collecting information regarding hydrogeologic conditions, surface water uses, and population data, and visiting the site on March 26, 1992. Telephone conversations with the California Environmental Protection Agency, Department of Toxic Substances Control, the California Regional Water Quality Control Board - San Francisco Region, the Contra Costa County Occupational Health - Hazardous Materials/Toxics division, and the Bay Area Air Quality Management District indicated that none of these agencies had any information or files concerning the facility. Contact with the City of Richmond Fire Department indicated that Pool Covers does not store or use enough hazardous materials to warrant a Hazardous Materials Business Plan (4).

## ***EPA Recommendation***

	<u>Initial</u>	<u>Date</u>
No Further Action Planned Under CERCLA	<u>RA</u>	<u>6/5/92</u>
Higher-Priority SI under CERCLA	<u>          </u>	<u>          </u>
Lower-Priority SI under CERCLA	<u>          </u>	<u>          </u>
Defer to Other Authority (e.g., RCRA, TSCA, NRC)	<u>          </u>	<u>          </u>



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## ***References***

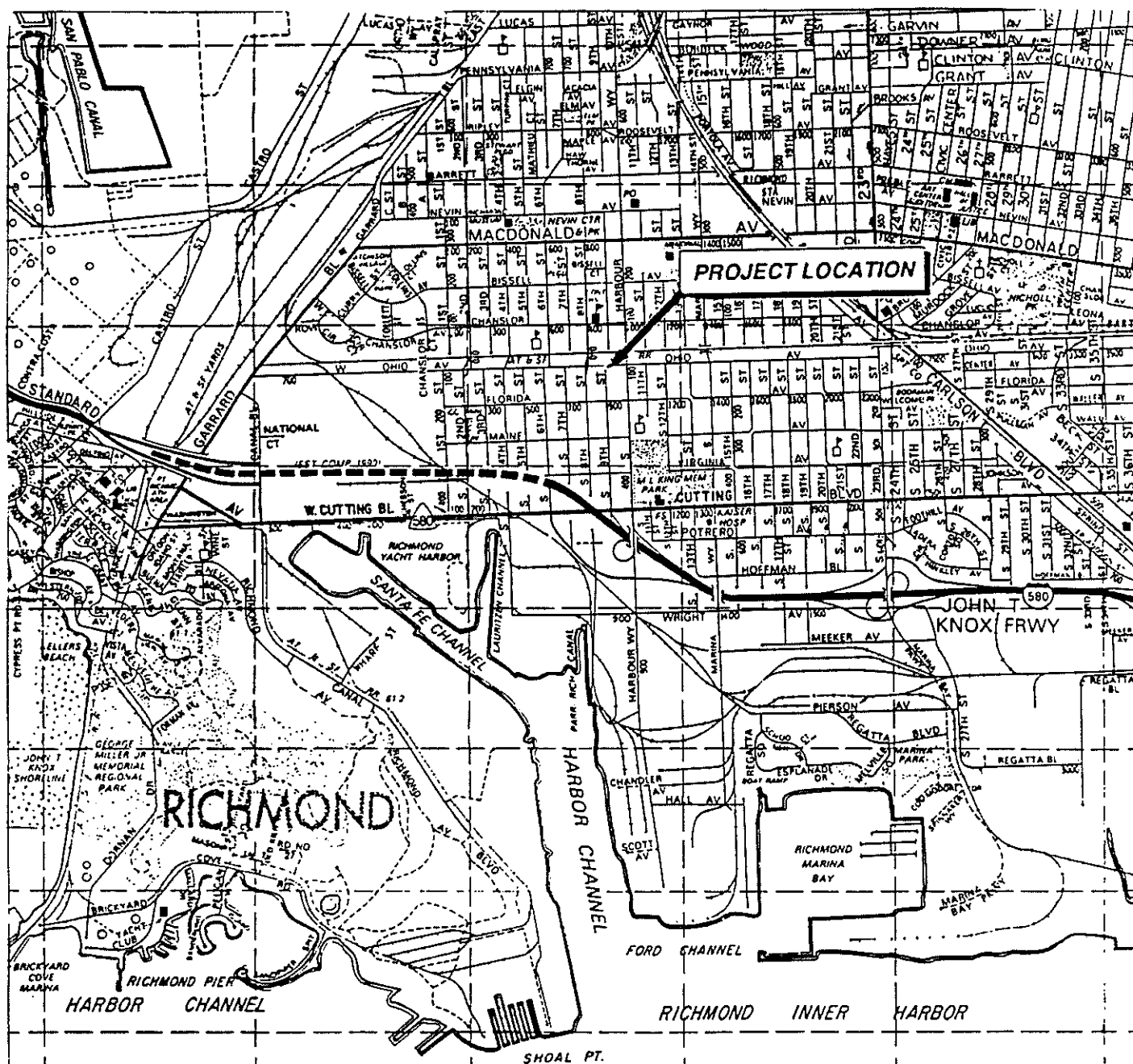
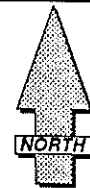
1. U.S. Geological Survey, 7.5 minute topographic map of Richmond, California, 1959 (photorevised in 1980).
2. Pickens, Bill and Pam Pickens, Pool Covers, Inc., and Alana Lee and Chris Nelson, URS Consultants, Inc., Site Reconnaissance Interview and Observations Report, March 26, 1992.
3. Pickens, Bill, President, Pool Covers, Inc., and Alana Lee, URS Consultants, Inc., telephone conversation, April 2, 1992.
4. Thompson, Harley, Inspector, City of Richmond Fire Department, and Alana Lee, URS Consultants, Inc., telephone conversation, March 9, 1992.



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**Appendix A**  
**Site Location Map**

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URS Consultants  
100 California Street  
San Francisco, CA 94111  
April 7, 1992

# Site Location Map

Pool Covers, Inc.  
834 Ohio Avenue, Richmond, CA

FIGURE

1

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**Appendix B**  
**Contact Log and Reports**

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## Contact Log

**Facility Name:** Pool Covers, Inc.  
**Facility ID #:** CAD983616954

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Contact	Affiliation	Phone #	Date	Information
Doris Cruz	California Environmental Protection Agency Department of Toxic Substances Control (Cal EPA DTSC)	(510) 540-3800	3/9/92	Ms. Cruz told URS that a request should be faxed to her regarding file information including the site name and address.
Dennis Mischeck	California Regional Water Quality Control Board - San Francisco Region (RWQCB)	(510) 464-0618	3/9/92	No file for Pool Covers at RWQCB.
Harley Thompson	City of Richmond Fire Department	(510) 307-8046	3/9/92	See Contact Report.
Rochelle Walker	Bay Area Air Quality Management District (BAAQMD)	(415) 749-4784	3/9/92	No file on Pool Covers at BAAQMD.
Rebecca Balanesi	Contra Costa County Environmental Health	(510) 374-3141	3/9/92	No drinking wells in Richmond.
Jay Gandhi	City of Richmond Public Works - Operations Department	(510) 620-6868	3/9/92	Sewage lines are directed to a wastewater treatment plant. Storm drain water may flow to a slough and eventually enter the S.F. Bay.
Jerry Rosner	Contra Costa County Occupational Health - Hazardous Material/Toxics Division	(510) 646-2286	3/9/92	No file for Pool Covers.

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### Contact Log (Cont'd)

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Contact	Affiliation	Phone #	Date	Information
Bill Pickens	Pool Covers, Inc.	(510) 459-7071	3/11/92	See Contact Report.
Bill Pickens	Pool Covers, Inc.	(510) 459-7071	3/12/92	See Contact Report.
Lois Kafer	City of Richmond Public Works - Building Regulations Department	(510) 620-6868	3/12/92	Pool Covers is located in Zone C, an area of minimal flooding. It is not a flood zone according to a flood zone map dated March 1, 1979.
Doris Cruz	Cal EPA DTSC	(510) 540-3800	3/16/92	No file for Pool Covers at Cal EPA DTSC.
Bill Pickens	Pool Covers, Inc.	(510) 459-7071	3/16/92	See Contact Report.
Bill Pickens	Pool Covers, Inc.	(510) 459-7071	4/2/92	See Contact Report.

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# URS Consultants

Preliminary Assessment  
Site Inspection Team

## Contact Report

**Contact Made Concerning:** CAD983616954  
**Pool Covers, Inc.**  
834 Ohio Avenue  
Richmond, California 94804  
County of Contra Costa

**Agency or Affiliation Contact:** City of Richmond Fire Department  
**Department:**  
**Address:** 330 25th Street  
**City, State, Zipcode:** Richmond CA 94804  
**County:** Contra Costa

### Representative Contact:

**Name:** <sup>1.</sup> Harley Thompson <sup>2.</sup> <sup>3.</sup>  
**Title:** Inspector  
**Contact Phone Number:** (510) 307-8046  
**Contact Date:** 3/09/92

### Comments:

Mr. Harley Thompson found a three page file on Pool Covers, Inc. Mr. Thompson discussed the following file information with URS.

In January 1990, the facility did not have enough hazardous materials to warrant a fire department permit. In June 1990 the Fire Department issued Pool Covers a Fire Department permit "H2H". URS asked what constitutes "enough to warrant a permit" and Mr. Thompson responded, "any quantity" of flammable or hazardous materials.

Pool Covers does not have a Hazardous Materials Business Plan (Business Plan). Mr. Thompson stated that a Business Plan is not required if less than 55 gallons of hazardous materials are stored on site. He stated that it appears that the facility does not have enough hazardous materials to need a Business Plan. The Fire Department Inspector would indicate on the form whether the facility had a Business Plan or not. No Business Plan was indicated on the form for Pool Covers.

Page 1 of 1

**Confirmation:** ☒ Yes ☐ No

**Confirmation by:** ☐ Letter ☒ Phone ☐ Other \_\_\_\_\_

*AJee 4/14/92*



**URS Consultants**

Preliminary Assessment  
Site Inspection Team

**Contact Report**

<b>Contact Made Concerning:</b>	<b>CAD983616954</b> <b>Pool Covers, Inc.</b> 834 Ohio Avenue Richmond, California 94804 County of Contra Costa
<b>Agency or Affiliation Contact:</b>	<b>Pool Covers, Inc.</b>
Department:	
Address:	834 Ohio Avenue
City, State, Zip Code:	Richmond CA 94804
County:	Contra Costa
<b>Representative Contacted:</b>	
Name: 1.	Bill Pickens
Title:	President
Contact Phone Number:	(510) 459-7071
Contact Date:	3/11/92
2.	Bill Pickens
President	(510) 459-7071
3.	Bill Pickens
President	(510) 459-7071
4/2/92	
<b>URS Representative:</b>	Alana Lee
<b>Comments:</b>	
<p>3/11/92 - URS left a message for Mr. Pickens introducing the purpose of the Preliminary Assessment (PA) of Pool Covers, Inc.</p> <p>3/12/92 - URS inquired whether Mr. Pickens received yesterday's message. The receptionist insisted that he received the message, but was not in the office at the moment to take this call.</p> <p>3/16/92 - Mr. Pickens was not available to take URS' call, so URS left the following message for Mr. Pickens. URS will be conducting a site visit authorized by the United States Environmental Agency (EPA) on Thursday, March 26, at 10 a.m. If Mr. Pickens has any problems with that time or date, then he should call URS at (415) 774-2700.</p> <p>Mr Pickens called URS later that afternoon. He asked URS what they would be doing during the site visit and what was the purpose of this Preliminary Assessment (PA). URS informed Mr. Pickens that Pool Covers has been listed on the EPA's inventory of potentially hazardous substance sites and URS has been authorized by the EPA to conduct a PA on the Pool Covers facility.</p> <p>Mr. Pickens asked how long the site visit would take. URS said that it would take one to two hours depending on the size of the facility, the number of structures, hazardous substances, containers, processes,</p>	
<i>Page 1 of 2</i>	
<b>Confirmation:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Confirmation by:</b> <input type="checkbox"/> Letter <input type="checkbox"/> Phone <input checked="" type="checkbox"/> Other <u>Facsimile</u>

*A Lee 4/6/92*

Pool Covers, Inc.: Contact: Bill Pickens, Bill Pickens, Bill Pickens

**Comments Continued:**

disposal area, and the number of questions that URS has during the facility tour. Mr. Pickens told URS that he had to leave the facility at 12 noon on Thursday. URS asked whether 9 a.m. would be better than 10 a.m. to ensure that the facility tour is completed by 12 noon. Mr. Pickens acknowledged that 9 a.m. would be fine.

URS would be sending an introductory letter and a request for pertinent facility information today. URS provided a few examples of the type of information (ie., hazardous materials business plan, facility site plan, quantity of hazardous materials generated, waste disposal practices). Mr. Pickens instructed URS to list the items in the letter and he would look at it.

4/2/92 - URS verified some information regarding the frequency that the air filters were changed and information regarding an adjacent City of Richmond building. The air filters have been changed three times in the past 18 months. Peak business occurs during the summer months. The City of Richmond operates a cold storage area adjacent to the west of Pool Covers.

Page 2 of 2

Confirmation: ☒ Yes ☐ NoConfirmation by: ☐ Letter ☐ Phone ☒ Other FacsimileAlee  
4/6/92

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**Appendix C**  
**Site Reconnaissance Report**

**Site Information CAD983616954**

Name: **Pool Covers, Inc.**  
Address: 834 Ohio Avenue  
City, State, Zip Code: Richmond, California 94804  
Phone Number: (510) 459-7071  
Contact Name: Mr. Bill Pickens  
Date of Site Visit: 3/26/92

URS Site Visit Team: Alana L. Lee  
Chris A. Nelson

**Site Representatives**

Name :	Bill Pickens	Title	President
	Pam Pickens		

**Comments and Observations**Information Gathered During the Interview with Bill Pickens:

Pool Covers, Inc., a California corporation, manufactures and installs pool covers. Mr. Bill Pickens purchased the building from the Young family in October 1988 and moved in everything by March 1989. Routine fire and police department inspections were performed relating to worker safety concerns. The prior owner leased the property to a wholesale tire retreading company for 12 to 15 years. Prior to the retreading company, the site was occupied by cabinet makers. No environmental property transfer assessment was conducted.

Small quantities of hazardous materials are present at the facility. Pool Covers uses Sun Frog, a clear stain deck sealer, as a wood preservative. The Sun Frog is stored in 5-gallon containers, 10 gallons at any one time, in an enclosed trunk in the stain room. The Bay Area Air Quality Management District informed Pool Covers that an air permit was not required for their staining operations. Air filters in the stain room are used to collect particulates during staining operations. The spent air filters are disposed of into a garbage dumpster. In 1991, 65 gallons of Sun Frog deck sealer were used. Mr. Pickens provided URS with the following material safety data sheets (MSDSs).

Sun Frog - deck sealer (distillate, refined oil)  
Duckback - Superdeck - transparent wood stain (mineral spirits)  
Vinyl Pool Patch - (methyl ethyl ketone [MEK], cyclohexanone)  
MEK  
Crown Paint thinner  
Versilok 201 - structural adhesive  
Liquid vinyl weld - (MEK, cyclohexanone, tetrahydrofuran)

## Site Reconnaissance Interview and Observation Report (Continued)

### Comments and Observations (continued)

3/26/92

Approximately 150 tubes per year of epoxy are used on trim material during installations. Small tubes are brought to the off-site locations. MEK is used to clean the surface of the pool covers prior to patching the pool covers. Some of the patching is done at the Pool Covers facility. Approximately 15 to 20 patches are performed each year.

In 1990, paint thinner was used. Penofin (a petroleum-based product) was used to clean equipment. Paint thinner and Penofin are no longer used at the facility. The Penofin was replaced by the Sun Frog deck sealer. An approximate total of 5 gallons of paint thinner was used.

Approximately one gallon of Duckback Superdeck, a transparent wood stain containing mineral spirits, was only used once. The person who used it claimed to have cleaned the applicators and brushes with only soap and water. Mr. Pickens thought that this was unusual because brushes usually get mucky. Mr. Pickens stated that less than one pint of paint thinner was probably used to clean the applicators and brushes. This product will not be used in the future.

Landscaped lumber is cut off site. No MSDSs were available for lumber. Pool Covers does not treat any lumber.

The approximately 20,000 square-foot site property consists of an all concrete floor inside a concrete brick building. No underground storage tanks exist on site. Sewer drains are located in the wood room and sink area. The drain in the stain room is covered by a trunk. Pool Covers has no storm sewer permits or any other permits. A boiler was removed by the previous tenant and was located in the existing stain room. Air filters in the spray room probably contain Sun Frog residues.

Pool Covers is located in an area zoned for commercial use. A building materials property is located to the north across Ohio Avenue, a City of Richmond storage building is adjacent to the east, and residences are to the south.

### Observations Made During the Site Reconnaissance

The Pool Covers building is a brick-concrete building with no windows, only skylights. The interior resembles a warehouse and consists of administrative offices, a pool cover manufacturing area, a parking area, a building material recycle/disposal area, a storage area, a wood cutting room, and a wood staining (spray) room. The southern boundary of the property is fenced off with razor wire prohibiting public access to the site.

Small quantities of adhesive, epoxy (a few tubes), and MEK (a few pint-size cans) are stored on site. One five-gallon container of paint thinner (half full) and two five-gallon containers of Sun Frog Deck Sealer are stored in a trunk in the spray room. No evidence of spillage or staining on the concrete floor was observed. The air filters were examined and pictures taken.

Dayton motors used to move pool covers across pool surfaces are stockpiled against the east wall and are recycled. They are not known to contain polychlorinated biphenyls (PCBs). Aluminum, old pool cover trade-ins, and used lumber are stored on the southwest area of the building. The aluminum is recycled and the lumber and pool covers are discarded.



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**Appendix D**  
**Latitude/Longitude Log**

**LATITUDE AND LONGITUDE CALCULATION WORKSHEET #1  
WHEN USING CUSTOM RULER OR COORDINATOR (TM)**

SITE: Pool Covers, Inc. NUMBER: CAD983616954  
AKA: \_\_\_\_\_ SSID: \_\_\_\_\_  
ADDRESS: 834 Ohio Avenue  
CITY: Richmond STATE: California ZIP CODE: 94804  
SITE REFERENCE POINT: approximately western center  
TOPO MAP Richmond Quadrangle TOWNSHIP: 1 North RANGE: 5 West  
SCALE: 1:24,000 MAP DATE: rev. 1980 SECTION: N/A 1/4 1/4 1/4 1/4  
MAP DATUM: ☒ 1927 ☐ 1983 MERIDIAN: Mount Diablo

COORDINATES FROM LOWER RIGHT (SOUTHEAST) CORNER OF 7.5' MAP:

LONGITUDE: 122° 15' 00" LATITUDE: 37° 52' 30"

COORDINATES FROM LOWER RIGHT (SOUTHEAST) CORNER OF 2.5 SUB-MAP:

LONGITUDE: 122° 20' 00" LATITUDE: 37° 55' 00"

CALCULATIONS: LATITUDE (7.5 MINUTE QUADRANGLE MAP)

A) ALIGN THE BOTTOM OF THE SCALE WITH BOTTOM OF GRID. ALIGN THE TOP OF THE SCALE WITH THE TOP OF GRID. POSITION EDGE OF RULER OVER SITE REFERENCE POINT WHILE KEEPING TOP AND BOTTOM ALIGNED.

B) READ TICS ON RULER AT 1 OR 0.5 SECOND INTERVALS. (INTERPOLATE IF POSSIBLE)

0' 51"

C) RECORD LATITUDE: 37° 55' 51" N

CALCULATIONS: LONGITUDE (7.5 MINUTE QUADRANGLE MAP)

A) ALIGN THE BOTTOM OF THE SCALE WITH THE RIGHT SIDE OF GRID. ALIGN THE TOP OF THE SCALE WITH THE LEFT SIDE OF GRID. POSITION EDGE OF RULER OVER SITE REFERENCE POINT WHILE KEEPING TOP AND BOTTOM ALIGNED.

B) READ TICS ON RULER AT 1 SECOND INTERVALS. (INTERPOLATE IF POSSIBLE)

1' 35"

C) RECORD LONGITUDE: 122° 21' 35" W

INVESTIGATOR: Alana L. Lee

DATE: 4/9/92



2042765



**\*\*\*\*\* CONFIDENTIAL \*\*\*\*\***  
**\*\*\*\*\* PREDECISIONAL DOCUMENT \*\*\*\*\***  
**SUMMARY SCORESHEET**  
**FOR COMPUTING PROJECTED HRS SCORE**

SITE NAME: Pool Covers, Inc.

CITY: Richmond

COUNTY: Contra Costa

EPA ID #: CAD983616954

EVALUATOR: Alana L. Lee

JOB NUMBER: 62210.42

SCORE DATE: 4/06/92

LATITUDE: 37° 55' 51" N

LONGITUDE: 122° 21' 35" W

T/R/S T.1N/ R.5W/ N/A

THIS SCORESHEET IS FOR A: ☐ PA ☐ SSI ☐ LSI ☐ SIRE ☐ PA Redo ☒ Other (Specify)

PA Action Memorandum

RCRA STATUS (check all that apply):

- ☐ Generator  
☐ Small Quantity Generator  
☐ Transporter  
☐ TDSF  
☒ Not listed in RCRA Database as of (date of print out)

**STATE SUPERFUND STATUS**

☐ BEP (date)

☐ WQARF (date)

☒ No State Superfund Status (date)

	S pathway	S <sup>2</sup> pathway
Groundwater Migration Pathway Score (S <sub>gw</sub> )	*	0
Surface Water Migration Pathway Score (S <sub>sw</sub> )	*	0
Soil Exposure Pathway Score (S <sub>s</sub> )	*	0
Air Migration Pathway Score (S <sub>a</sub> )	*	0
$S_{gw}^2 + S_{sw}^2 + S_s^2 + S_a^2$		0
$(S_{gw}^2 + S_{sw}^2 + S_s^2 + S_a^2)/4$		0
$\sqrt{(S_{gw}^2 + S_{sw}^2 + S_s^2 + S_a^2)/4}$		0

Pathways not assigned a score (explain):

\* Pathways were evaluated qualitatively, but not quantitatively.

